



**GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER BUILDING/PLAN REVIEW SERVICES
7447 E. INDIAN SCHOOL ROAD, SUITE 125
SCOTTSDALE, AZ 85251
JULY 11, 2006**

PRESENT: Michele Cohen, Chair
Daniel Basinger, Past Chairman
Daniel Aiello, Janus II Environmental
Joan Baron, Baron Studio
Nick Davis, Beck Group
Lance Donatello, Scottsdale Citizen
Linda Eales, Eco Logic
Kevin Edwards, Edwards Design Group
Lee Feliciano, Valley of the Sun Solar
Christopher Harrison, Grayhawk Development
Mary Grace Maglio, Scottsdale Citizen
DeeJaye Lockwood, Windermere Sonoran Properties
James McKay, Scottsdale Citizen
Frances Smith, Southwest Gas Corp.
Beverly Westgaard, AZ Environmental Strategic Alliance

ABSENT: Ronald Hand, Co-Chair
Jesse Henson, Kyocera Solar

STAFF: Anthony Floyd
Chuck Skidmore
Ashley Zawrotny

OTHER: Mick Dalrymple, AKA Green
Greg Peterson,
Patricia Whitfield, City of Phoenix liaison for Green Building Expo

I. Call to Order/Roll Call/ Recognition of Guests

Chair Cohen called the meeting to order at 3:09 p.m. A formal roll call confirmed the presence of Committee Members as noted above.

II. Approval of Minutes

MS. WESTGAARD MOVED THE APPROVAL OF THE MINUTES OF THE JUNE 13, 2006 MEETING. MS. SMITH SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FIFTEEN (15) TO ZERO (0).

III. Administrative

At the invitation of Chair Cohen, Ms. Ashley Zawrotny, new administrative assistant, introduced herself.

IV. Public Comment

None.

V. Project Updates

a. Proposed Green Building Checklist Changes

Mr. Floyd distributed the latest checklist and a flyer for the Green Building lecture series, noting that the September lecture will deal with the new checklist. He described meetings with senior building inspection staff and noted that the biggest concern raised at the June EQAB meeting was how to present the house size in a positive light. The positive points are now listed first on the checklist. The Green Building Checklist Committee agreed that one point should be deducted for every 250 square feet above the baseline size of 3,500 square feet. This represents the average size of a production home in Scottsdale in 2004/2005.

Mr. Harrison noted that the discussion at the Environmental Quality Advisory Board had influenced the Green Building Checklist Committee to decide on the average production home size for the baseline, even though in other areas homes are somewhat smaller. He added that custom homes contain more green features such as better windows and bigger porch overhangs than are found in production housing.

Mr. Mick Dalrymple of AKA Green shared that he had met with interior designers who expressed that increasingly large homes are getting too exaggerated. At some point they believe styles and tastes will change. The interior designers thought the point penalty concept is a good idea. A discussion ensued on home size, strategies, and national trends. Mr. Harrison noted that the Green Building Program has been gaining momentum and it is important not to alienate existing builders in the program. House size was not addressed in the previous checklist. Other Green Building programs around the country are now taking size into account. Mr. Edwards suggested that the number of occupants living in the home and their activities, such as home-based businesses, should also be considered. Mr. Floyd commented that the LEED guidelines do not consider occupancy, which Mr. Dalrymple opined is another opportunity for Scottsdale to show leadership and influence others.

Ms. Eales shared that she has not designed a house under 3,000 square feet for at least six years. Scottsdale is promoted as a city with a luxury lifestyle. Penalizing people who can build large houses seems inappropriate and detrimental to the program. She

suggested removing the consideration of house size completely. She stated that the demand for Green Building materials is driven largely by the construction of larger luxury homes. Mr. Floyd noted that it is within the grasp of larger homes to qualify. A discussion ensued. Mr. Floyd stressed that the checklist is to be above minimum Code but be simple for people to understand what is required to qualify. Ms. Baron asked the Committee to consider what the Scottsdale housing scene will look like five years from now, reflecting on progress made over the past five years. She suggested publishing examples to show how easy it would be to build a larger home that could be green. Past Chairman Basinger concurred with her remarks.

Mr. Floyd noted that the working group has tried to make the checklist more restrictive and meaningful. He has been showing draft versions to applicants and has requested feedback. He feels that there should be some mandatory requirements for water efficiency. The group hopes to finalize the checklist by the end of July with the goal of implementing it by September 1st. He asked that Committee members share any comments with himself, Chair Cohen or Mr. Harrison before the end of the month.

Mr. Harrison asked the meeting for input on how to present the revised checklist in a positive light. Mr. Floyd cautioned that the working group had engaged in many philosophical discussions in the course of their work and that opening the entire checklist up to further philosophical discussion would cause them to miss the deadline.

Chair Cohen commented that she is very comfortable with presenting advice in a factual manner. This avoids controversy. Making judgment statements about how big a house should be is a personal decision, not a fact. She asked for a motion.

PAST CHAIRMAN BASSINGER MOVED THAT THE SITE CATEGORY OF THE REVISED GREEN BUILDING CHECKLIST BE APPROVED.

Further discussion ensued. Mr. Davis recommended that each Committee member go through the draft revised checklist and advise the subcommittee within a week of any items that they really could not agree to.

PAST CHAIRMAN BASSINGER WITHDREW HIS MOTION.

MR. DAVIS MADE A MOTION TO APPROVE THE ADOPTION OF THE REVISED GREEN BUILDING CHECKLIST, BARRING ANY CONTROVERSIAL ITEMS BROUGHT TO THE ATTENTION OF THE SUBCOMMITTEE BEFORE JULY 18, 2006. MR. EDWARDS SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FIFTEEN (15) TO ZERO (0).

b. Green Building Study

Mr. Greg Peterson distributed a document showing cumulative data gathered as part of his masters thesis in urban and environmental planning and discussed his preliminary findings.

His analysis so far shows that in 2005 the average air conditioned space of a custom home in the Green Building Program was 6,128 square feet. The average non air-conditioned space was 3,106 square feet for a total of 9,334 square feet. Mr. Peterson explained that his rationale for quantifying the non air-conditioned space, which includes

outside covered spaces, was to address the question of heat islands. The size represents an increase from 2004, when the average air-conditioned space was 5,473 square feet. Mr. Feliciano inquired regarding which homes he had looked at in the study. Mr. Peterson replied that he is only considering homes in the Green Building Program.

Referring to a document entitled: 2006 Per Category Shared Total Points Issued, Mr. Peterson stated that this represents a breakdown of the Green Building points issued by June 15, 2006. This makes it possible to see which categories are the most popular.

The cumulative data document shows the data by rating item. Mr. Peterson remarked that he has discovered there are standard built home permits in his data. He is contacting the developers to ascertain how many homes were built using the permit. This document contains a rundown of all items in the checklist for the years 2004, 2005 and 2006 year to date. Mr. Edwards initiated a discussion on the significance of the data for 2006. Mr. Peterson had sorted data by most and least used items and pointed out that seven items have never been used, which stimulated discussion on solar energy in its various forms.

Mr. Peterson explained how his analysis will proceed now that the data is gathered. In response to a question from Ms. Maglio, he noted that his goal is to demonstrate the environmental impact of the Green Building program.

c. City Facilities Update

Mr. Skidmore reported that he and Mr. Floyd have been invited to a meeting on July 12 pertaining to Fire Station Number Two.

The solar power at the new Senior Center is on line. Its effectiveness was demonstrated when more than enough power was generated to run the air conditioning and fans around the clock to flush the building.

Mr. Skidmore described the challenges posed by the forensics laboratory at the south corporate yard, which will use large amounts of water and energy. Part of the complication is that this will be a mixed use building with the laboratory, evidence locker and a heating substation under one roof.

Mr. Skidmore reported that the announcement regarding which cities have been awarded the Clean Renewable Energy Bonds has been delayed until September.

In reply to an inquiry by Ms. Maglio, Mr. Skidmore talked about the Horizon special on solar energy in which he appeared. He discussed the REST (Renewable Energy Standards and Tariff) currently under consideration and outlined concepts involved in net metering for people who install solar energy.

Mr. Davis mentioned that One Scottsdale (formerly known as the Stacked Forties) is a high profile commercial Green Building project arousing much interest. The new Dial corporate office is expected to contain many green features.

d. **Work Group Discussions**

i. **Green Building Expo 2006 - Kevin Edwards**

Mr. Edwards reported good participation from other municipalities and expressed thanks to the City for hiring Ms. Zawrotny, whose background and talents are invaluable.

The first postcard mailing to the general public has been sent. Letters to exhibitors have been mailed and there is good interest. Radio spots have been secured and the Committee is working on press releases. Mr. Edwards distributed draft brochures and discussed how this year's directory may be produced.

The keynote speakers for Saturday have been secured and the Committee is working to secure a keynote speaker for Friday.

ii. **Lecture Series - Edwards/Aiello**

Mr. Edwards noted that the Green Building lecture series will resume on September 7th. Past Chair Basinger noted that many lecture topics focus on how to build green and suggested offering a lecture early in the series explaining the benefits of building green. Mr. Edwards commented that all of the presentations make mention of the advantages of Green Building but agreed that Past Chair Basinger's suggestion was a good idea.

Ms. Westgaard suggested this may be a good topic for an article in the Green Building Expo, since many attendees will be novices. Discussion ensued on ideas for articles, since the directory format may become more like a magazine. Mr. Feliciano suggested that case studies would be interesting and encourage homeowners to build green.

Ms. Westgaard inquired whether the lectures are being recorded. Mr. Edwards replied that Channel 11 is willing to record the lectures. He noted the Committee will need to decide how to make the recordings available to the public. Ms. Eales suggested placing a DVD in the Scottsdale library

iii. **Design Day 3/4 - Harrison/Cohen**

Chair Cohen reported plans to hold the Design Day on February 10th 2007 at Saguaro High School. Staff in the Citizen and Neighborhood Resources Department have sent a survey to past participants to determine whether there is, in fact, a need to hold this event.

iv. **Publicity - Linda Eales/Joan Baron**

Ms. Baron reported that the committee is busy coordinating the Green Building Expo.

v. **Education - Jesse Henson**

Chair Cohen reported that the Education Working Group has been working with Dr. Eric Meyer of the Scottsdale Unified School District Board to identify a high school for the photovoltaic solar energy project. The next meeting of the Working Group is on August 9 at 3:00 p.m.

The first program of the television show is still airing and can be viewed in streaming media on the Internet. In the next program they hope to highlight the lecture series.

VI. Other Business

a. Cool Cities Program for Global Warming

Mr. McKay spoke briefly about the Cool Cities program, designed to measure the carbon dioxide emissions of a city. A fuller explanation of this program can be found at www.coolcities.us. Mr. Davis has brought this to the attention of the Mayor and City Council.

Mr. Skidmore noted that Scottsdale has grown dramatically since 1992 and achieving the goal of reducing carbon dioxide emission to 7 percent less than the 1992 level by 2012 would be extremely challenging. He suggested that with more information, the Green Building Advisory Committee could make a recommendation to EQAB. Chair Cohen remarked that this be an agenda item for next month's meeting.

b. Site Tour of Optima Camelview Village, Senior Center, and Hydrogen House

Mr. Floyd reported that a tour of Optima Camelview Village is scheduled for 7:00 a.m. on July 18. A demonstration of grinding and recycling drywall will take place on site on July 12.

Mr. Floyd noted that the new Senior Center is not ready for a tour. The August meeting may possibly be held there. The Hydrogen House tour will be arranged later.

Mr. Davis announced that the call for nominations for Valley Forward's Environmental Excellence Awards has been published. The Awards dinner will be on October 13th at the Phoenix Convention Center. More information is available at www.valleyforward.org. A discussion ensued on the Scottsdale submissions.

c. Chairman and member Comments

VII. Upcoming Meetings

a. Environmental Quality Advisory Board meeting - September 20, 2006

b. Green Building Advisory Committee - August 8, 2006

VIII. Upcoming Events

a. Environment and Energy Lecture: July 20, 7-9pm Community Design Studio

b. Green Building Expo 2006 - October 6-7, 2006

IX. Adjournment

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With no further business to discuss, the meeting adjourned at 5:09 p.m.